

## \$449,900 - 1036 38 Street, Edmonton

MLS® #E4460907

**\$449,900**

5 Bedroom, 2.00 Bathroom, 1,201 sqft

Single Family on 0.00 Acres

Crawford Plains, Edmonton, AB

Well-Maintained Bi-Level on a 50 FT Wide Lot in Crawford Plains! Situated on a spacious 6,017 sq.ft. lot along a quiet crescent in the desirable community of Crawford Plains, this well-kept bi-level home offers 2,178 sq.ft. of total living space with 5 BEDROOMS and 2 full bathrooms. Open-concept layout from front to back, with a bright living room seamlessly connected to the dining area and kitchen. A beautiful central fireplace adds warmth and charm between the two spaces. Large primary and 2ND bedrooms share a generous 4-pc main bathroom. Fully FINISHED BASEMENT includes 3 additional rooms, full bath, kitchen and SEPERATE LAUNDRY. Main floor newly PAINTED, other recent updates, such as laminate flooring, vinyl windows, and newer siding were completed approx. 4-5 yrs ago. Enjoy a sunny southwest-facing backyard with a patio and firepit, central A/C, and an EXTENDED HEATED DOUBLE CAR GARAGE. Close to schools, shopping, and transit—ideal for first-time buyers or investors!

Built in 1979

### Essential Information

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Price \$449,900



Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,201
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	1036 38 Street
Area	Edmonton
Subdivision	Crawford Plains
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 2K9

### **Amenities**

Amenities	Air Conditioner, Patio
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Appliances	Garage Control, Garage Opener, Hood Fan, Stove-Electric, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	October 4th, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on October 5th, 2025 at 8:02am MDT